025.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,163,900 / 1,163,900
					USE VALUE:	1,163,900 / 1,163,900
					ASSESSED:	1,163,900 / 1,163,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANICO JAMES V/RAMALHO ANA L.
Owner 2:	KATSULIS CHRISTINE
Owner 3:	
Street 1:	11 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KATSULIS CHRISTINE -
Owner 2:	PANICO JENNIE -
Street 1:	11 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 3933 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	655,200	4,700	504,000	1,163,900
Total Card	0.161	655,200	4,700	504,000	1,163,900
Total Parcel	0.161	655,200	4,700	504,000	1,163,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.93 /Parcel: 295.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 16663
GIS Ref
GIS Ref
Insp Date 07/10/17

!2052!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	655,200	4700	7,000.	504,000	1,163,900		Year end	12/23/2021
2021	104	FV	625,500	4700	7,000.	504,000	1,134,200		Year End Roll	12/10/2020
2020	104	FV	625,800	4700	7,000.	504,000	1,134,500	1,134,500	Year End Roll	12/18/2019
2019	104	FV	465,500	4700	7,000.	535,500	1,005,700	1,005,700	Year End Roll	1/3/2019
2018	104	FV	465,500	4700	7,000.	390,600	860,800	860,800	Year End Roll	12/20/2017
2017	104	FV	436,800	4700	7,000.	340,200	781,700	781,700	Year End Roll	1/3/2017
2016	104	FV	436,800	4700	7,000.	289,800	731,300	731,300	Year End	1/4/2016
2015	104	FV	389,700	4700	7,000.	283,500	677,900	677,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:58:38

LAST REV

Date	Time
08/03/17	17:13:28
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2052

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATSULIS CHRIST	38241-148		3/10/2003	Family	125,000	No	No		
SULLIVAN JOSEPH	31556-363		6/29/2000		455,000	No	No		
	11370-381		6/8/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2015	1128	Porch	37,635		8/13/2015			Renovate front and
5/6/2013	643	Re-Roof	11,900	C				
10/17/2012	1332	Redo Kit	61,775	C				
5/4/2011	390	Redo Bat	9,998					
11/28/2007	1088	Redo Kit	14,000			G9	GR FY09	re-do bath and bas

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
10/27/2015	Permit Insp	PC	PHIL C
4/29/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
5/15/2009	Measured	189	PATRIOT
11/1/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00811732
Const Adj.:	0.97612083
Adj $ / SQ:	177.128
Other Features:	132500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804967
Depreciation:	149724
Depreciated Total:	655243

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	2	
Totals			
2	12	4	

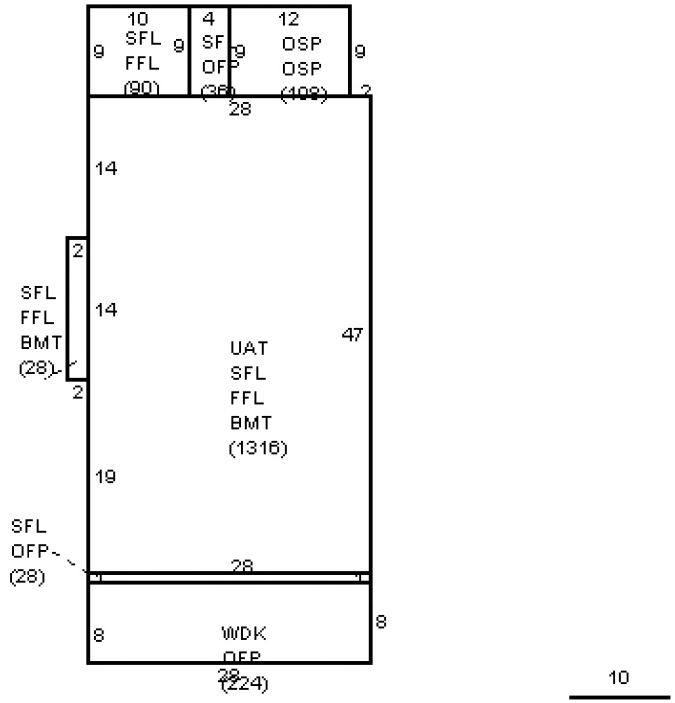
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.13
Special Features:	0	Val/Su Net:	122.86
Final Total:	655200	Val/Su SzAd	223.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,498	177.130	265,338
FFL	First Floor	1,434	177.130	254,002
BMT	Basement	1,344	73.070	98,200
UAT	Upper Attic	329	123.990	40,793
OFP	Open Porch	288	21.700	6,249
WDK	Deck	224	10.210	2,288
OSP	Screen Porch	216	25.920	5,598

	Net Sketched Area:	5,333		Total:	672,468
Size Ad	2932	Gross Area	6320	FinArea	3933

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1914	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700